



# THE REGIONAL PLANNING COMMISSION

County of Los Angeles

## MINUTES

Meeting Place: Room 150 Hall of Records  
320 W. Temple Street  
Los Angeles, California 90012  
Meeting Date: March 5, 2014 - Wednesday

Time: 9:00 a.m.

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### Present:

Commissioners Valadez, Shell, Louie, Pedersen, Modugno

### Ex Officio Members:

Director of Public Works: Mr. Steve Burger, Principal Engineer

County Counsel: Mr. Joe Nicchitta, Deputy  
Ms. Jill Jones, Principal Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division  
Mr. Mark Child, Deputy Director, Advance Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

### PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

### PRESENTATION

Chair Valadez announced that today's Regional Planning Commission meeting was being held in honor of former Commissioner Harold V. Helsley who was an advocate for the County of Los Angeles and Regional Planning Commission for his 13+ years of service.

Staff member Michael Tripp from the Department of Beaches and Harbors presented a Certificate of Appreciation to former Commissioner Harold V. Helsley for services to the County of Los Angeles and the efforts for a better place for the community of Marina Del Rey.

Secondly, Mr. Bruckner also recognized former Commissioner Harold V. Helsley, with an official Los Angeles County thank you and recognition for a job well done during his 13+ years of County service. Mr. Bruckner stated that Commissioner Helsley provided fairness to the commissioners, respect and fairness to staff, fairness to the community and fairness to the applicants. He was a strong advocate for Geographic Information System (GIS) used in planning to produce high-resolution digital aerial images to create maps.

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### PRESENTATION (Cont.)

Thirdly, he indicated that he significantly helped improve neighborhoods and quality of life throughout the County, particularly those in the unincorporated areas. Mr. Bruckner informed Commissioners that the Board of Supervisors also presented Commissioner Helsley with a scroll in commendation for his service with the County of Los Angeles.

Furthermore, on behalf of the Regional Planning Commission, Commissioner Modugno also presented him with a Certificate of Appreciation for his dedicated service to the Department and Regional Planning and Airport Land Use Commission. They thanked him for a job well done and his insightful knowledge of the wilderness, which would make you feel safe if you got lost. Hal would find water, food and probably build a shelter if needed. He was a champion of the Santa Monica Mountains and of the environment; he will be missed.

Lastly, in honor of his dedication of preserving the oaks, Chair Valadez presented him with three acorns; 1) for the Heritage Oak; 2) for the California Oak; and lastly 3) for the Helsley Oak.

Commissioner Helsley acknowledged the partnership between the staff of Regional Planning, Board of Supervisors, Department of Public Works, the Department of Fire and the Forestry Department, and County Counsel for supporting him throughout the years. With the dedication and professionalism from everyone, his role as a commissioner was rewarding and successful.

### APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Louie – That the agenda for March 5, 2014 be approved. At the direction of the Chair, the agenda was approved unanimously.

### COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

### DIRECTOR/DEPUTY DIRECTOR

4. Mr. Glaser reported to the Commission that at yesterday's Board of Supervisors meeting, the Board adopted the following two Ordinances amending Title 22 – Planning and Zoning of the Los Angeles County Code: 1) to regulate commercial horse stables and other commercial uses that use horse stables within the West Rancho Dominguez-Victoria Community Standards District; and 2) the Agua Dulce Community Standards District, to help preserve the community character by addressing: minimum lot size, residential and commercial development standards, street improvements, public trails, lighting, signage, the allowance of cargo shipping containers and number of dogs, the expansion of allowable home-based occupations, and significant ridgeline and hillside management area protection.

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PUBLIC HEARINGS

Zoning Permits

Action Taken as Noted

5. **Project No. R2013-01846-(3). Applicant: Eddie Makabi. 540 Thrift Road. The Malibu Zoned District. a. Conditional Use Permit No. 201300093. To authorize the construction of a new two-story single-family residence within the Antiquated Subdivision Area on a parcel that is less than one-half acre in size and exceeding 25 percent slopes, located in an A-1-5 (Light Agricultural – 5 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains North Area Community Standards District (CSD) and Significant Ecological Area (SEA) Buffer 3B. b. Oak Tree Permit No. 201300019. To authorize the removal of 14 oak trees and the encroachment of additional 8 oak trees for a total of 22 oak trees. c. Environmental Assessment No. 201300158. To consider the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and find that the project will not have a significant effect on the environment with the implementation of the mitigation measures pursuant to CEQA reporting requirements.**

Mr. Silvas presented the staff report followed by testimony from Edward Makabi, Salehipour Sassan applicant's engineer, and two members of the community in opposition to the proposed project.

Discussion followed between staff and the Commission in which Commissioner Shell requested that: 1) for staff to consider submitting higher resolution of color photos in Commission package; and 2) a clearer map depicting oak tree removals on site plan.

Motion/second by Commissioners Shell/Pedersen – That the Regional Planning Commission continue the item to Wednesday, April 9, 2014 to allow for the applicant to consider a redesign of the project to allow: 1) for Department of Public Works to consider the flexibility of an easement and the right of way being dedicated from 30 feet from center line to 20 feet, which would allow current setbacks to be modified; 2) for Fire Department to research the access of 20 feet wide to 150 feet of all portions to the structures for turnaround area; 3) for the applicant to consider water drainage to the northerly or southerly properties towards neighbors and obtain acceptance letters from them; 4) for increase to the landscape along the front street frontage to provide screening; 5) to obtain acceptance letter from the Department of Probation for oak tree mitigation at Camp Kilpatrick; 6) to obtain acceptance letter from either the Mountains Restoration Trust (MRT), a private organization, or the Mountains Recreation and Conservation Authority (MCRA), a public entity, to establish and manage a perpetual conservation easement for the planting of off-site mitigation trees and restoration of oak woodland habitat and acreage.

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PUBLIC HEARINGS (Cont.)

Zoning Permits

At the direction of the Chair, the request for continuance was passed unanimously.

Land Divisions

Project Approved

6. **Project No. R2012-00108-(5). Tentative Parcel Map No. 071800. Applicant: 28610 Hasley LLC / CRC Enterprises. 28610 Hasley Canyon Road, Castaic. Newhall Zoned District. To create two industrial lots on 3.29 gross acres within the M-1.5-DP (Restricted Heavy Manufacturing-Development Program) zone. The existing industrial lot was created through Parcel Map No. 20685 (PM20685). The determination of Mitigated Negative Declaration for PM20685 encompasses the proposed project. An Addendum to the Mitigated Negative Declaration, previously adopted on August 27, 1996, will be considered.**

Ms. Hikichi presented the staff report describing that this project is to create two industrial lots within the M-1.5-DP (Restricted Heavy Manufacturing-Development Program) zone. The subdivision request is a re-subdivision portion of Lot #12 and #13 of Parcel Map. 20685. The tentative map depicts two industrial lots: Parcel 1 will have 0.64 gross acres and Parcel 2 will have 2.65 gross acres. Proposed Parcel 2 has street frontage along Hasley Canyon Road but Parcel 1 does not have any street frontage. The applicant is requesting to waive the street frontage requirement for Parcel 1. Testimony was followed from the owner's representative, Ron Koester in favor of the request and was available for questions. There being no members of the public present in opposition, no rebuttal was required. The Commission made the following motion:

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing and having considered the addendum to Environmental Assessment No. 01-096, approve the addendum to the adopted Mitigated Negative Declaration for Environmental Assessment No. 01-096 and approve Vesting Tentative Parcel Map No. 071800 with findings and conditions. The appeal period for this project ends on Monday, March 17, 2014.

At the direction of the Chair, the item passes unanimously.

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## DISCUSSION AND POSSIBLE ACTION

### General Plan Development/Housing

#### Action Taken as Noted

**7. Project No. R2013-03536-(1-5). Advance Planning Case No. 201300010. General Plan and Housing Element Progress Report. Discussion of the General Plan and Housing Element Progress Reports for calendar year 2013.**

Ms. Choi of the General Plan Development/Housing Section provided the Commissioners with an update of the General Plan and Housing Element Progress Report for calendar year 2013. The purpose of these reports and the requirements of Government Code Section 65400, which mandates local jurisdictions to provide the status of the General Plan and its implementation, and the status of the Housing Element to the Regional Planning Commission is to show the County's progress towards addressing unnecessary regulatory barriers to housing and how the County is meeting its projected housing needs.

Ms. Choi informed the Commission on the following updates of the General Plan, specifically on completed efforts, for: 1) The Mills Act Ordinance which allows owners of qualified landmark properties to receive a potential property tax reduction to restore and protect the properties; 2) The Universal Studios Specific Plan adopted in 2013, which includes land use and transportation strategies to support multi-use development; 3) The Bicycle Master Plan adopted in 2012, approximately 16 miles of new bikeways were completed or began construction in 2013, the County received grants from MTA and federal funds to install additional bikeways in the County; 4) The status of the General Plan Update, which is currently in public hearing process and is scheduled for completion in 2014.

She continued her presentation with the Housing Element and the status of the Regional Housing Needs Assessment (RHNA). The State requires that local jurisdictions evaluate housing goals, objectives and policies to provide their fair share of regional housing needs and to remove barriers to the housing. RHNA is assigned by the Southern California Association of Governments, or SCAG. The County is required to ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate the RHNA over the planning period.

SCAG assigned 57 thousand units countywide from 2008-2014. Currently, only 13% of the housing units assigned have been developed due to the economy. A total of 183 RHNA units of unincorporated county land were transferred to the City of Santa Clarita for annexations.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

General Plan Development/Housing

Action Taken as Noted

Ms. Choi indicated that programs were available to reduce barriers to housing developments, which included 22 units being approved in 2013 for Ordinances on Second Unit, Affordable Housing: 869 affordable units and 1106 units for Density Bonus, and 1 for Reasonable Accommodations and Mixed Use: 21.

Chair Valadez inquired if RHNA considers the percentage for moderate to low income allocation since we are behind. Ms. Chung, indicated that the number was probably not considered as part of the regional housing needs assessment which was prior to the foreclosure crisis and the economic down-turn and the cuts, along with the cuts to affordable housing funding over the years.

Lastly, at the direction of the Chair, with no further questions for staff, the Commissioners accepted the updates for the General Plan and Housing Element Progress Reports for 2013.

PUBLIC COMMENT

**8. Public comment pursuant to Section 54954.3 of the Government Code.**

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

**9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.**

There were no items Called up for Review by the Commission.

**10. Commission/Counsel/Director Reports**

There were no reports given by Commission/Counsel/Director.

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ADJOURNMENT

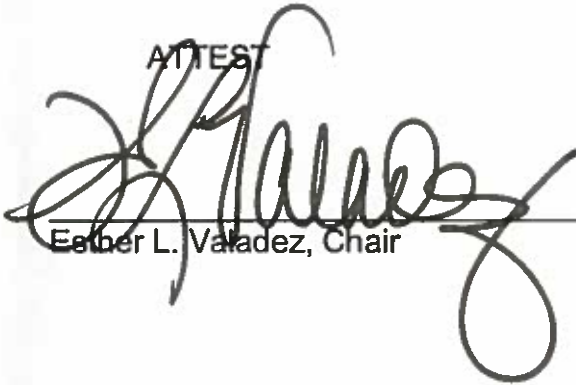
A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:10 a.m. to Wednesday, March 12, 2014.

  
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Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE

  
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Esther L. Valadez, Chair

  
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Mitch Glaser, Assistant Administrator – Items Nos. 1-6  
Current Planning Division

  
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Mark Child, Deputy Director – Item No. 7  
Advance Planning Division